



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU13-00027 Tierra Del Este 76  
**Application Type:** Major Preliminary  
**CPC Hearing Date:** May 30, 2013  
**Staff Planner:** Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** North of Pebble Hills and East of John Hayes  
**Acreage:** 86.09 acres  
**Rep District:** 5  
**Existing Use:** Vacant  
**Existing Zoning:** R-5  
**Proposed Zoning:** R-5  
**Nearest Park:** Linear park proposed within subdivision  
**Nearest School:** Adjacent to future school site  
**Park Fees Required:** N/A  
**Impact Fee Area:** A portion located within Eastside Impact Fee Service Area.  
**Property Owner:** Ranchos Real XIV, LLC  
**Applicant:** Ranchos Real XIV, LLC  
**Representative:** Conde, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** R-5 / Vacant  
**South:** N/A / East ETJ / Vacant  
**East:** N/A / East ETJ / Vacant  
**West:** R-5 / Vacant

**PLAN EL PASO DESIGNATION:** G4 Suburban (Walkable)

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide approximately 86 acres of vacant land for 325 residential lots averaging between 5,000 to 7,500 square feet and one linear park site to include a jogging path. The applicant does not propose any commercial development. Primary access to the subdivision is proposed from Pebble Hills and Tim Floyd. This development lies within the Tierra Del Este Phase III amended land study, approved earlier this year; thus, the application is being reviewed under the current subdivision code.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of Tierra Del Este Unit 76 on a Major Preliminary basis, subject to the following conditions and requirements.

- Tierra Del Este 72 shall be recorded prior or concurrently with this plat in order to

comply with the master drainage plan.

**Planning Division Recommendation:**

**Approval.**

**City Development Department - Land Development**

We have reviewed subject plan recommend **Approval**; Developer/Engineer needs to address the following comments

1. On the preliminary plat, provide direction of flow of all watercourses, location, type, material and size of any existing and proposed storm water drainage structures or facilities.
2. As per section Code 18.08.010, section D, all drainage structures and ponding areas serving the subdivision are constructed as part of the initial phase of the development.
3. Tim Floyd shall be constructed to City standards to include the full width of the street at all locations abutting the development and improvements shall be included in the subdivision improvement plans.
4. Pebble Hills Blvd. shall be constructed to City standards to include the full width of the street at all locations abutting the development and improvements shall be included in the subdivision improvement plans.
5. Traffic calming devices at the intersections of Tim Floyd St. and Ralph Seitsinger Dr. and Tim Floyd St. and Pebble Hills Blvd. shall be constructed fully within the subdivision boundaries.
6. Provide and label legal access to the Subdivision.
7. All existing and/ or proposed paths of travel (accessible sidewalks, wheelchair and driveways) located within the public rights-of-way shall be constructed in accordance with the current City Design Standards for Construction and be ADA/TAS compliant.

**EPWU UTILITY COMMENTS:**

1. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

**Planning – Transportation**

- Double frontage lots along Tim Floyd shall comply with Section 19.23.040.H (Double Frontage Lots).

**Notes:**

1. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

**Parks and Recreation Department**

We have reviewed **Tierra Del Este Unit Seventy Six**, a major preliminary plat map and offer Engineer / Developer the following comments:

Please note that this subdivision is composed of **325** Single-family dwelling lots and even though a parks site is not being dedicated with-in this subdivision, is part of the Tierra Del Este III - Phase III Amended Land Study and the following shall apply:

1. **If** applicant finalizes the Tierra Del Este "Off-site Linear Park" dedication and the plat is recorded prior to this subdivision (Tierra Del Este #76) or run concurrently & the Developer's Participation Agreement is approved and recorded, then this subdivision will comply with the minimum "Parkland" requirements as per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space** and will exceed the requirements by **5.62 acres** or **562** dwelling units that can be applied towards sub-sequent subdivisions with-in the approved "Amended Land Study" based on the following calculations:

**Total Subdivisions & Number of Units to date:**

Tierra Del Este #67 = 823 Units Requiring .....	8.23 Acres
Tierra Del Este #69 = 362 Units Requiring .....	3.62 Acres
Tierra Del Este #71 = 294 Units Requiring .....	2.94 Acres
Tierra Del Este #72 = 363 Units Requiring .....	3.63 Acres
Tierra Del Este #75 = 229 Units Requiring .....	2.29 Acres
Tierra Del Este #76 = <u>325</u> Units Requiring .....	<u>3.25 Acres</u>
<b>Total = 2396 Units Requiring .....</b>	<b>23.96 Acres</b>

**Subdivisions Containing "Parkland":**

Tierra Del Este #67 Parkland Dedication .....	6.94 Acres	or	694 Dwelling Units
Tierra Del Este #67 Parkland Dedication .....	1.39 Acres	or	139 Dwelling Units
Tierra Del Este #69 Parkland Dedication .....	3.59 Acres	or	359 Dwelling Units
Tierra Del Este #71 Parkland Dedication .....	3.74 Acres	or	374 Dwelling Units
Tierra Del Este #72 Parkland Dedication .....	4.08 Acres	or	408 Dwelling Units
Off-site Linear Park Dedication (Proposed) .....	<u>9.84 Acres</u>	or	<u>984 Dwelling Units</u>
<b>Total Parkland Dedication .....</b>	<b>29.58 Acres</b>	or	<b>2958 Dwelling Units</b>

Total Projected Parkland Dedication ..... 29.58 Acres = 2958 Dwelling Units

Total Requirements ..... 23.96 Acres = 2396 Dwelling Units

**Meets & exceed the Requirements by ..... 5.62 Acres or 562 Dwelling Units**

2. **If** applicant does not finalize the Tierra Del Este "Off-site Linear Park" dedication, then this subdivision application **does not meet** the minimum parkland requirements as per ordinance Chapter 19.20 - Parks and Open Space and will need to include at minimum a **3.25 acre "Park"**.

## **El Paso Water Utilities**

We have reviewed the above referenced subdivision and provide the following comments:

### **EPWU-PSB Comments**

*A portion of the both the proposed Pebble Hills Boulevard, as well as a portion of the proposed Tim Floyd Street are located within the Eastside Impact Fee Service Area. Impact Fees will be assessed at the time of plat and collected by EPWU prior to the City of El Paso issuing a Building Permit in accordance with the City of El Paso's Ordinance No. 017113 and the EPWU-PSB Rules and Regulation No. 16.*

*Annexation fees are due at the time of new service application for individual water meters within the subject property.*

*Add Eastside Service Area Impact Fee Table.*

### **Water**

Water storage improvements to the existing system are required to enable service to the subject property. Water service to the subject property will be provided by a proposed elevated tank (reservoir) and a sixteen (16) inch diameter water transmission main along the proposed extensions of Edgemere Boulevard and Tim Floyd Street.

EPWU-PSB anticipates the extensions of sixteen (16) inch diameter and twelve (12) inch diameter water mains along Pebble Hills Boulevard.

No direct service connections are allowed to the proposed 16-inch diameter water mains as per the El Paso Water Utilities – Public Service Board Rules and Regulations. Water service is anticipated to be provided by on-site water distribution main extensions connecting to the proposed 16-inch diameter transmission main. The on-site water mains mentioned above must be constructed by the Developer to provide water service to the subject Property.

### **Sanitary Sewer**

A thirty (30) inch diameter sanitary sewer interceptor is required along the proposed extension of Edgemere Boulevard. This sanitary sewer main is in the construction phase.

Service to this property will consist of on-site sewer main extensions that include sanitary sewer collectors along Pebble Hills Boulevard.

EPWU-PSB requests master grading plans of the entire land study area to aid in the design of the sewer system to serve the property.

### **General**

Coordination with the Developer is required to ascertain that the water transmission mains, storage improvements, and sewer interceptors are constructed in parallel with development.

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is

responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**El Paso County 911 District**

- Recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

**El Paso Department of Transportation**

- Developer shall provide their proportionate share of traffic mitigation as approved on the Tierra Del Este Phase III amended land study and fees shall be assessed along with the final plat.

**El Paso Fire Department**

No comments received.

**Sun Metro**

No comments received.

**Central Appraisal District**

No objections.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**Socorro Independent School District**

No comments received.

**Additional Requirements and General Comments:**

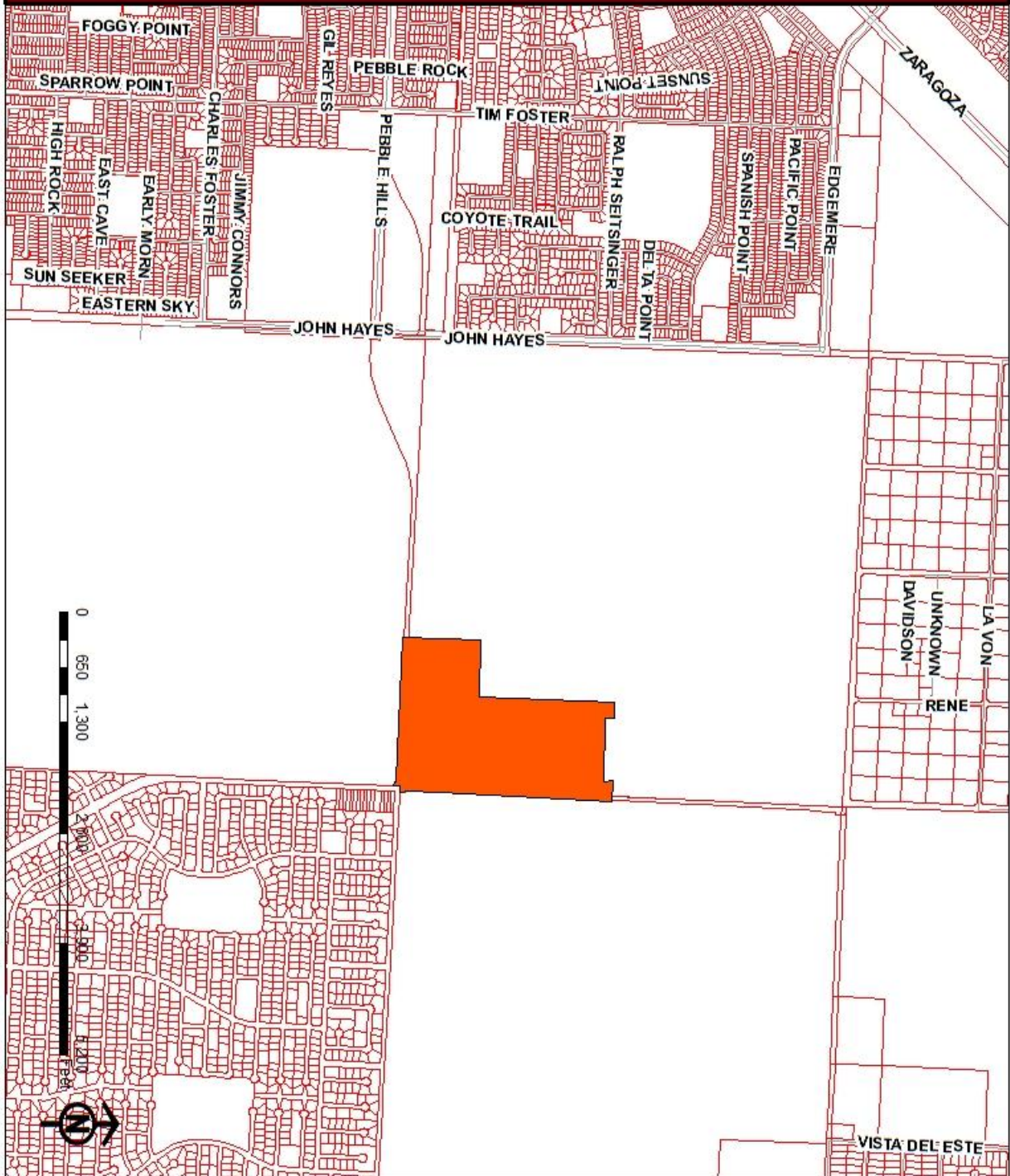
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

**Attachments**

1. Location map
2. Aerial map
3. Preliminary plat (1)
4. Preliminary plat (2)
5. Preliminary plat (3)
6. Application

ATTACHMENT 1

# TIERRA DEL ESTE UNIT SEVENTY SIX



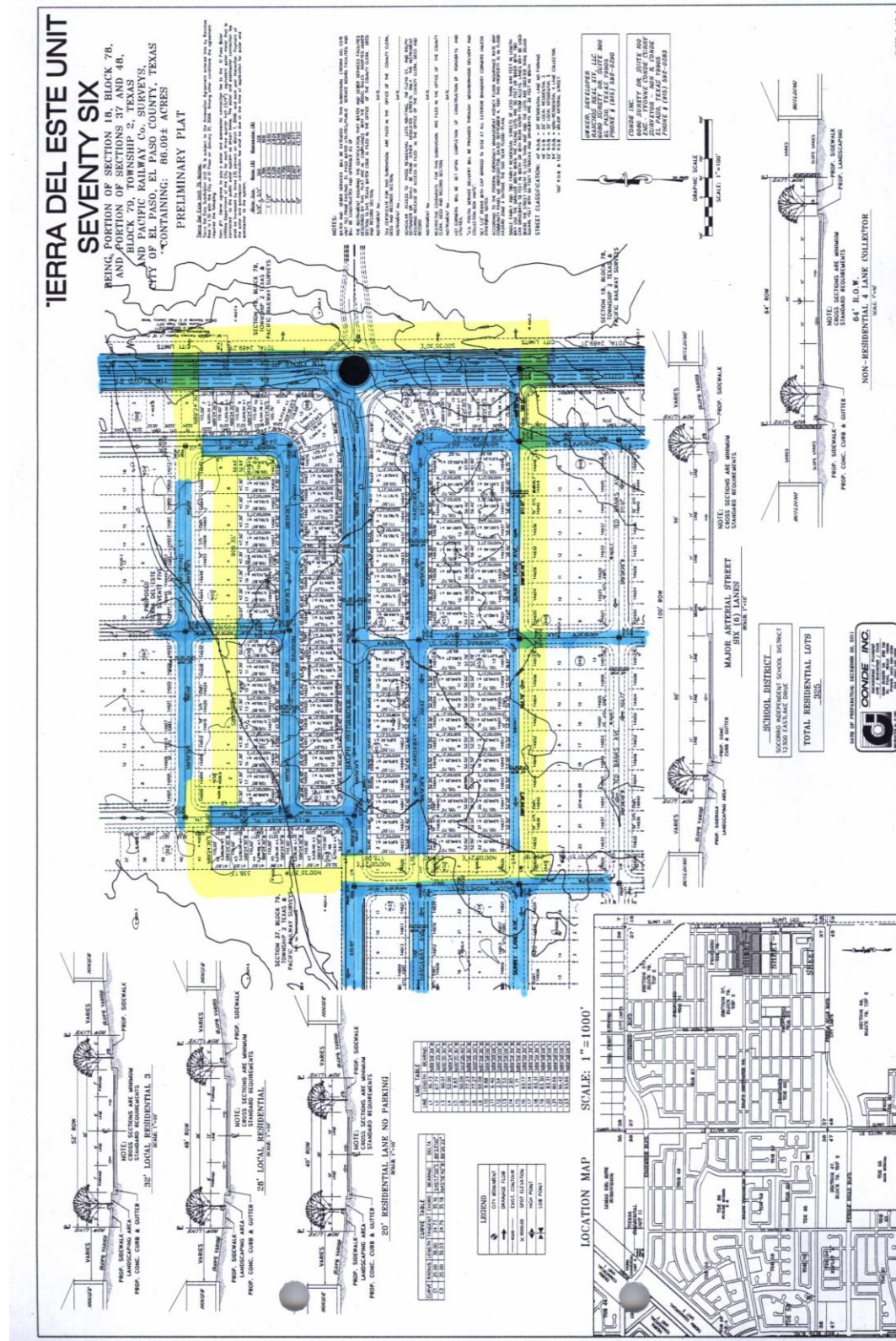


ATTACHMENT 2

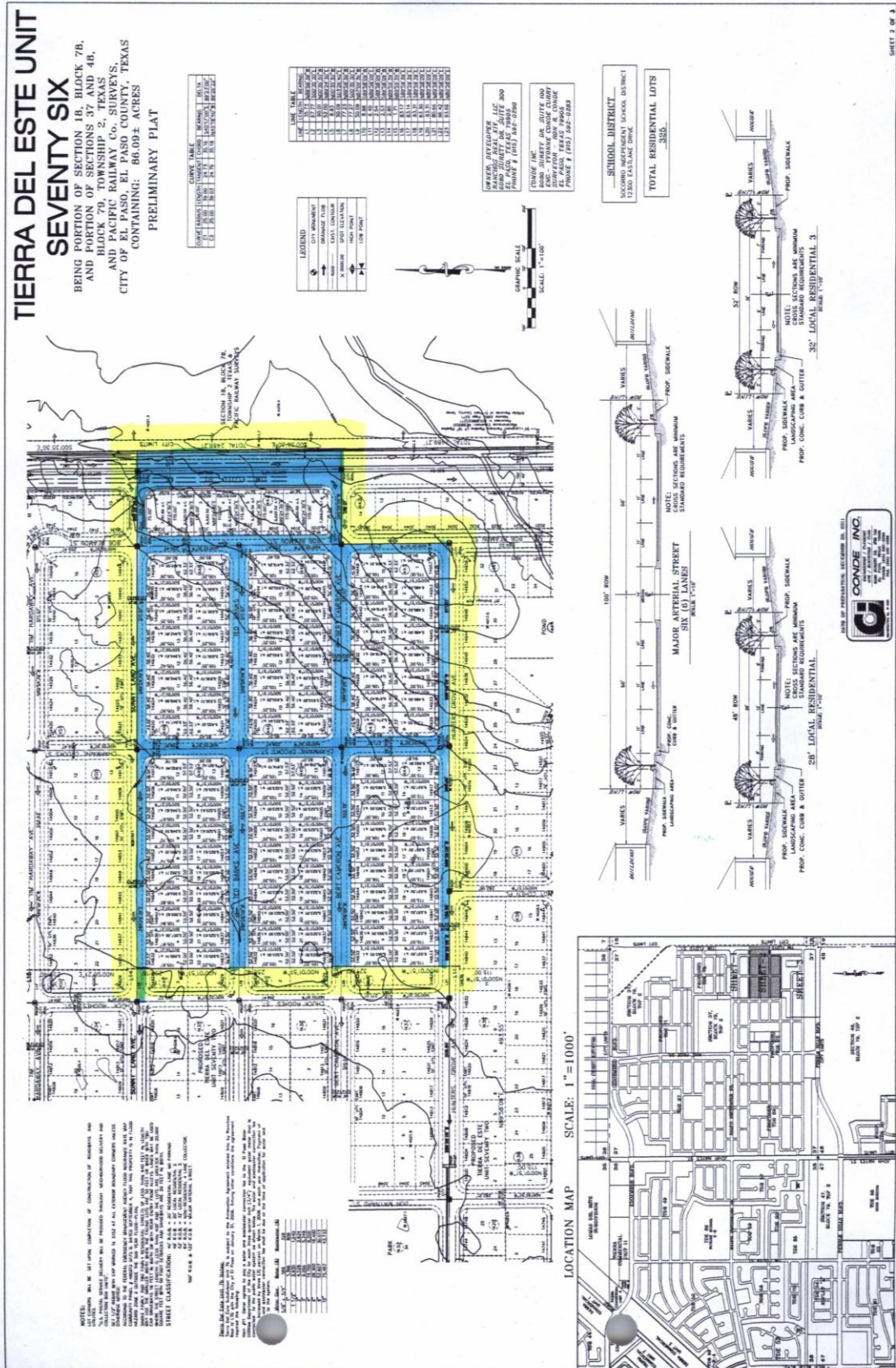
TIERRA DEL ESTE UNIT SEVENTY SIX



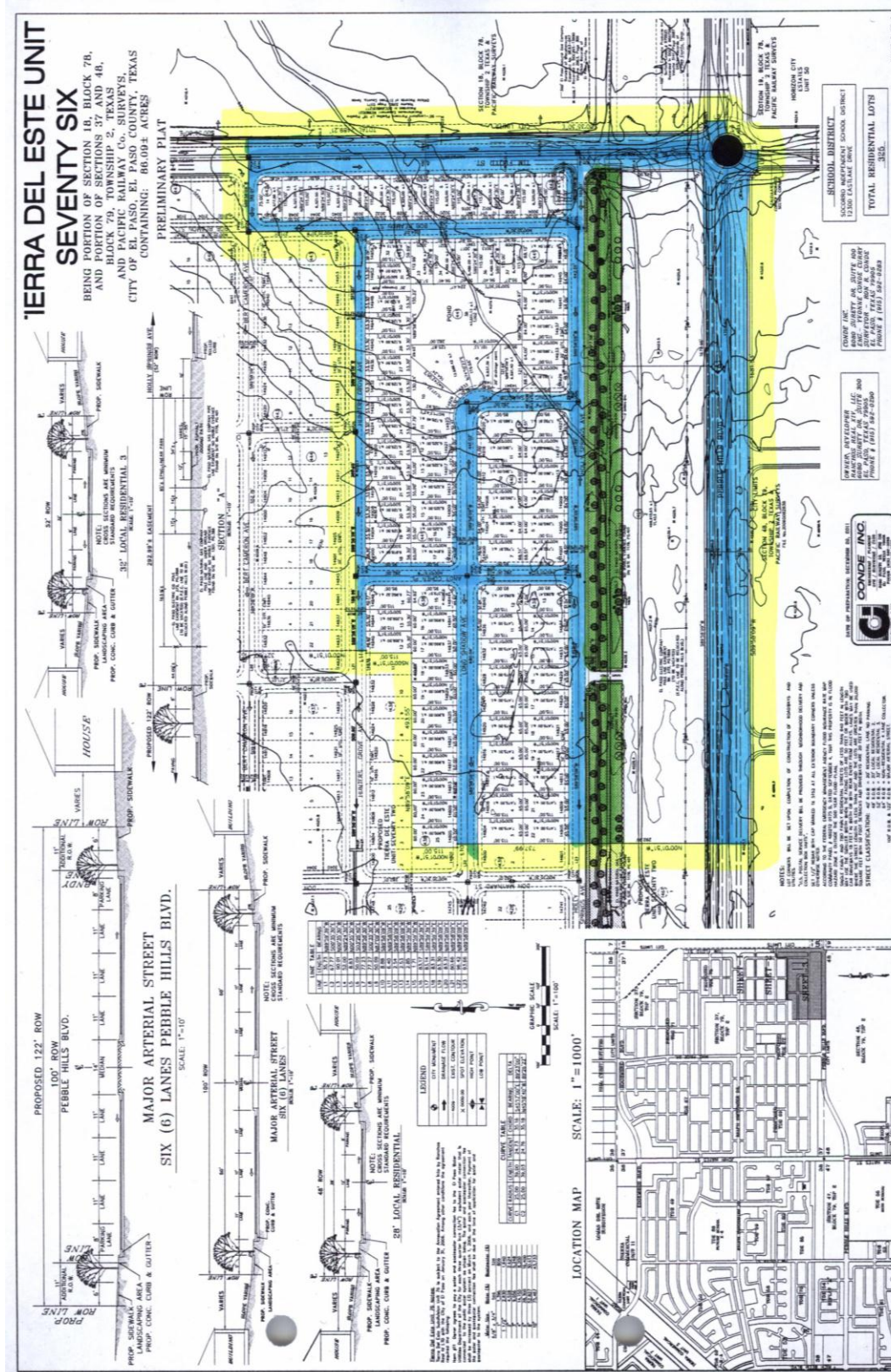










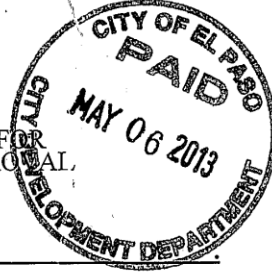


## ATTACHMENT 6



SUSU13-00027

### CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL



DATE: April 3, 2013

File No. \_\_\_\_\_

SUBDIVISION NAME: Tierra Del Este Unit 76

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being portion of Section 18, Block 78, and Portion of Sections 37 and 48, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas
2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>56.417</u>	<u>325</u>	Office		
Duplex			Street & Alley	<u>17.218</u>	<u>1</u>
Apartment			Ponding & Drainage	<u>1.002</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			<u>Electric Easement</u>	<u>11.453</u>	<u>1</u>
School					
Commercial			Total No. <u>328</u>		
Industrial			Total Acres (Gross) <u>86.09</u>		
3. What is existing zoning of the above described property? R-5 Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No \_\_\_\_\_
5. What type of utility easements are proposed? Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Lots to street to Ponds
7. Are special public improvements proposed in connection with the development? Yes \_\_\_\_\_ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No X  
If answer to is "Yes", please explain the nature of the modification or exception \_\_\_\_\_
9. Remarks and/or explanation of special circumstances: \_\_\_\_\_
10. Improvement Plans submitted? Yes \_\_\_\_\_ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes \_\_\_\_\_ No X  
If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).



12.	Owner of record	<u>Ranchos Real XIV, LLC</u>	<u>6080 Surety Drive, Ste 300, El Paso, TX 79905</u>	<u>915-592-0290</u>
		(Name & Address)	(Zip)	(Phone)
13.	Developer	<u>Ranchos Real XIV, LLC</u>	<u>6080 Surety Drive, Ste 300, El Paso, TX 79905</u>	<u>915-592-0290</u>
		(Name & Address)	(Zip)	(Phone)
14.	Engineer	<u>CONDE INC.</u>	<u>6080 Surety Drive, Ste 100, El Paso, TX 79905</u>	<u>915-592-0283</u>
		(Name & Address)	(Zip)	(Phone)

**CASHIER'S VALIDATION**  
**FEE: \$1901.00**

Ranchos Real XIV, LLC

OWNER SIGNATURE: \_\_\_\_\_

Douglas A. Schwartz, Manager

REPRESENTATIVE: \_\_\_\_\_

Conrad Conde

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT  
 REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS**